

***NOTES OF
FACILITIES PLANNING AND IMPLEMENTATION COMMITTEE***

Tuesday, October 11, 2005 5:00 p.m.
Warren Green, 2nd Floor Conference Room
Hotel Street, Warrenton, Virginia

Present:

Richard Robison, Board of Supervisors
Paul McCulla, County Administrator
Kevin Burke, County Attorney
Bryan Tippie, Director, Budget
Tom Boyer, Deputy Director, General Services
Wanda Mercer, Executive Assistant, General Services

Guests:

Alex Ables, Registrar
Gail Barb, Clerk, Circuit Court
Jonathan Lynn, Commonwealth Attorney
Maria Del Rosso, Library
Larry Miller, Parks & Recreation
Tom Pavelko, Director, Adult Court Services
Barbara Severin, Library Board
Helen Zaleski, Circuit Court

Mr. Richard Robison called the meeting to order at 5:00 p.m. on Tuesday, October 11, 2005, noting that there was no quorum of members and the meeting would be for informational purposes only.

Minutes of September 13, 2005 Meeting

Mr. Robison has no corrections to the minutes. Pending Mr. Downey's comments, approval is expected at the November meeting.

John Barton Payne Building

There was one bidder at the pre-bid meeting; however three additional prospective bidders have gotten bid packages. The plans will also be forwarded to the Dodge report. Mr. Robison recommended a meeting between the contractors and staff to review pre-bid conference discussions. The Partnership for Warrenton was notified in July 2005 of building renovations. The Department of Environmental Quality has issued its final soil report indicating that the soil is clean. Mr. Robison thanked those involved with the project. Building plans will be submitted to the Town of Warrenton on October 12, 2005 by General Services' staff.

Parks and Recreation Projects

Mr. Larry Miller gave a brief overview of Parks and Recreation projects.

Marshall Community Center – Marshall Community Center project was on hold while Davis, Carter, Scott focused efforts on the Northern Sports Complex.

Northern Sports Complex - Rain delayed construction start-up.

Patton, Harris, & Rust (architects) and Studio 3 (designers) will be meeting on the northern swimming pool; Mr. Miller will report on costs after that meeting. Local sub-contractors have commented on their inability to bid to the site work contractor (S.W. Rodgers) and keep the work local.

Monroe Park – Bunk House plans have been received and reviewed. Corrections are being made based on the most recent constructability review by MBP. Mr. Miller requested FPIC approval to move forward with advertising for bid on the Bunk House and Assay Office as soon as corrections are made. Plan drawings will be left for FPIC members to review.

Central Sports Complex – Various meetings are being held to keep the project moving forward. No lomar has been received to date.

Vint Hill – Awaiting proposal.

Project Review – Courthouse / Adult Detention Center

Ms. Kay Jackson presented the project updates.

ADC/Jail – The project continues to move forward. Anticipated move date is November 7, 2005, which would be substantial completion.

Courthouse – Phase 2 has begun; demolition is near completion. The Culpeper Street entrance will be permanently closed beginning October 17, 2005 through the end of the project. Mr. McCulla stated that proper signage be in place clearly stating “Court Entrance Only.” Unforeseen conditions - the slab at the Culpeper Street entrance shown to be 8” thick was, in fact, 14-16” thick in places. Due to this, the Contractor has requested additional time and money. The slope of the existing pavers in this area is also different than anticipated; Ms. Jackson is awaiting architectural recommendations for accommodating the elevation difference before proceeding with direction to the contractor. The Detention Area continues to move forward, but may not meet the October 24th date for beneficial use. The elevator’s control board was defective and a new one has been ordered. Final adjustments and inspection should proceed quickly.

The contractor indicated that he will be submitting a formal time claim due to the excessive amount of change orders. There are some contractor-caused delays as well. Ms. Jackson noted that although the contractor’s original projections for delays extended the project to a June completion date, it appears that the Contractor will settle for a three month time extension to the contract time, with an additional two months of general conditions. A full breakdown of costs included in general conditions has been requested from the Contractor.

Mr. Robison requested clarification on the number of windows in each courtroom (1 each), and whether the currently requested contingency (requested in September) included water damage repair work in the North Courtroom as well as the work in the south Courtroom (both were included in the original projections). Ceiling tiles and lenses will be addressed after project completion.

Mrs. Barb inquired about the leak in the Jury Room. Ms. Jackson stated that repairs have been made and walls have been cleaned. A pinhole leak in the ceiling remains and the Contractor has been notified.

Approval was given at the September 2005 FPIC meeting for (Courthouse) Change Order #11. Final pricing has been received and the correct total for Change Order #11 is \$63,098.

Approval was given at the September 2005 FPIC meeting for (ADC-Jail) Change Order #12. Final pricing has been received and the correct total for Change Order #12 is \$37,491.

Ms. Jackson requested that the Warren Green Courtyard area and the construction of the handicap ramp portion of the project be removed from the contract due to the timing/closing of the Culpeper Street entrance, non-receipt of final pricing, and the contractor's and sub-contractor's inability to come to an agreement. Mr. Robison will coordinate with Mr. Downey's schedule to discuss this further with Mr. Downey, Mr. Boyer and Ms. Jackson on Thursday, October 13, 2005 prior to the Board of Supervisors meeting.

70 Culpeper Street Occupancy

Upon completion of the Courthouse renovation, 70 Culpeper Street will be available. Offices considered for relocation were Adult Court Services, the Registrar, and/or Economic Development. Mr. McCulla stated that County Administration will recommend to the Board of Supervisors that Adult Court Services relocate to 70 Culpeper Street for the following reasons: savings of \$32,000 per year in lease payments; within walking distance to the Commonwealth Attorney's Office and the courts; room for employee expansion; and minimal renovations. Mr. Boyer noted that once the Courthouse project is complete, there is 4-6 week move time involved. Mr. Boyer and Mr. Pavelko will meet to discuss the timeframes and details before Mr. Pavelko speaks with the current landlord regarding a lease extension. Mr. Boyer also reminded the committee that only the first floor at 70 Culpeper Street is handicapped accessible.

Future Discussions Items

Future facility needs for County and Schools.

Joint FPIC meeting with School Facilities in December 2005.

Extension Office CIP Submission.

Parks and Recreation possible relocation to Raymond Farm.

Other Items

Mr. Boyer received 60% drawings and specifications for the 320 Hospital Hill Data Center. Review comments are expected by week's end. A copy was left for review by FPIC members.

Next Meeting Date

The next meeting of the Facilities Planning and Implementation Committee will be Tuesday, November 8, 2005, at 5:00 p.m.

With no further business the meeting adjourned at 5:45 p.m.